

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
December 13, 2021
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. November 15, 2021

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All persons entering the building must wear a mask. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. All comments will be broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

1. **PA-20-21 15400-1550, 15545, and 15643 Old Hammond Highway** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the north side of Old Hammond Highway, east of Gloria Drive, on Tracts X, Y-1 and Y-2 of the J.D. Wells Property. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 4-Moak) **Related to Case 91-21** [Application](#)
2. **Case 91-21 15400-1550, 15545, and 15643 Old Hammond Highway** To rezone from Rural to Zero Lot Line (A2.6) on property located on the north side of Old Hammond Highway, east of Gloria Drive, on Tracts X, Y-1 and Y-2 of the J.D. Wells Property. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 4-Moak) **Related to PA-20-21** [Application](#)
3. **Case 87-21 1469 Daniel Webster Street** To rezone from Light Industrial (M1) to General Residential (A4) on property located at the southeast intersection of Daniel Webster Street and South River Road, on Lots A and B of South Baton Rouge Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
4. **Case 88-21 4564 Bennington Avenue** To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Bennington Avenue, east of College Drive, on a portion of Lot 32 of Concord Park Subdivision, First Filing, Part 2. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
5. **Case 89-21 12191 Florida Boulevard, Suite C** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located at the northeast corner of Florida Boulevard and South Tamari Drive, on a portion of Lot 1 of North Sherwood Estates Subdivision. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
6. **Case 90-21 8416 Scotland Avenue, Suite B** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the east side of Scotland Avenue, north of Swan Avenue, on a portion of Lot 5 of North Baton Rouge Subdivision. Section 39, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
7. **Case 92-21 10240 and 10300-10500 Burbank Drive** To rezone from Rural and Commercial Alcoholic Beverage (bar and lounge (C-AB-2) to Light Commercial Two (LC2) on property located on the south side of Burbank Drive, east of Parkway Drive, on Lot C-2-A-10-A and C-2-A-10-B of the Parkway Subdivision. Section 72, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)

8. **Case 93-21 1176 Bob Pettit Boulevard** To rezone from Heavy Commercial to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the north side of Bob Pettit Boulevard, west of Nicholson Drive, on a portion of Lot A-2-A of Tigerland Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12- Racca) [Application](#)
9. **Case 94-21 12047 Old Hammond Highway** To rezone from Transition (B1) to Neighborhood Commercial (NC) on property located on the northwest corner of Old Hammond Highway and Beauverde Court, on Lot 1 of Realty Mart Subdivision. Section 38, T7S, R1E, GLD, EBRP, LA (Council District 4-Moak) [Application](#)
10. **SPUD-2-12 The Oasis, Revision 4** Revise permissible uses to include Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the north side of Burbank Drive, west of South Kenilworth Parkway, on Tracts A-3-1-A-1-A, A-3-1-A-1-B and A-3-1-A-1-C of the Chatsworth Plantation Property. Sections 5 and 63, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
11. **RV-11-21 Langley Drive and Dunlay Avenue Revocation** Proposed revocation of a portion of right-of-way, located north of the intersection of Langley Drive and Dunlay Avenue, adjacent to Lots 28-A and 30-A of the Industriplex Park Subdivision (Council District 11-Adams) [Application](#)
12. **RV-12-21 Highland Farms Revocation** Proposed revocation of multiple rights-of-way, located west of the intersection of Mills Avenue and Avenue K, within the Highland Farms Subdivision (Council District 10-Coleman) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

13. **PUD-4-12 The Greens at Millerville, Concept Plan Revisions 13** Revise building setback in Area E and relocate billboard on property located on the north side of Interstate 12, west of Millerville Road, on Parcels 1-A, 2-A, 2-B, 3-A, 3-B, 3-C, 3-D, 4-A, 5 and 6 of the Greens at Millerville Property. Sections 17 and 36, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
14. **PUD-2-00 University Grove, Burbank University, Final Development Plan (Deferred from November 15 by the Planning Director)** Proposed medium density semi-detached residential development on property located on the north side of Nicholson Drive, east of Ben Hur Road, on Tracts C-2-A-3-A of the Nelson Tract. Section 1, T8S, R1W, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
15. **PUD-2-00 Starbucks, Burbank University, Final Development Plan (Deferred from November 15 by the Planning Director)** Proposed restaurant with drive-thru on property located on the south side of Burbank Drive, south of Lee Drive, on portion of Tract C-1-A-1-A-3-B of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)

16. **PUD-2-00 Wendy's Restaurant, Burbank University, Final Development Plan** Proposed restaurant with drive-thru on property located on the north side of West Lee Drive, west of Burbank Drive, on Tract A-3-1 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
17. **PUD-2-00 Elite Football, Burbank University, Final Development Plan** Proposed football training facility with one building on property located on the north side of West Lee Drive, west of Burbank Drive, on Tract A-4 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)
18. **S-15-21 Trivento Subdivision** Proposed major residential subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goldie Hause Kizer Property (Council District 9-Banks) [Application](#)
19. **SS-7-21 Mary E. Harelson Property** Proposed minor subdivision with a private street on property located on the west side of Pecue Lane, south of Perkins Road, on Lot 10-A of the Mary E. Harelson Property (Council District 3-Gaudet) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN